

47-46

BK 7567 PG 206

TRANSFER  
TAX  
PAID

**QUITCLAIM DEED WITH COVENANT**  
(Statutory Short Form)

**028113**

DALE L. ROLLINS of Waterville, Kennebec County, State of Maine, for consideration paid, grants to **WENDY B. GOGAN** of 85 Drummond Avenue, Waterville, Kennebec County, State of Maine, with quitclaim covenant, my one-half interest in and to the land and buildings in the City of Waterville, Kennebec County and State of Maine, more particularly bounded and described as follows; to wit:

All that lot or parcel of land together with the buildings and improvements erected thereon, situate, lying and being in the City of Waterville, County of Kennebec and State of Maine, known as 104 Western Avenue, bounded and described as follows, to wit:

Being lot numbered one (1) and shown and delineated on a certain Plan of Land of C.H. & A. J. Alden on Western Avenue, dated May 19, 1910 and executed by Burleigh and Page, recorded in the Kennebec County Registry of Deeds in Plan Book 9, Page 4. Said Lot Number One being bounded easterly by Lot 2 and southerly by Lot 6 and northerly by Western Avenue. (These directions being set forth on the assumption that Western Avenue runs easterly and westerly.

Excepting and reserving, however, all sewer rights that may have been granted to the City of Waterville or others over said Lot Number One.

This conveyance is made upon the express condition that no buildings other than a private dwelling house with garage not exceeding two-car capacity, said dwelling house and garage to cost when fully completed not less than Three Thousand Dollars (\$3,000.00), shall be erected upon said lot and set forth on said Plan and that said dwelling shall set at least twenty feet (20') from the street line.

This conveyance is also subject, however, to any rights of way or other interest that the City of Waterville or others may have acquired in the area described as and referred to as Cedar Street and Frances Street and as shown on said Plan recorded in Plan Book 9, at said Page 4 and 5 respectively.

2 m 11

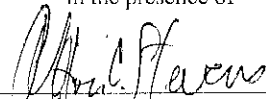
47-46


BK 7567PG207

Meaning and Intending to convey my one-half interest in and to the premises described in a Deed of Distribution from Dale L. Rollins and Wendy B. Gogan, Co-Personal Representatives of the Estate of Mary E. Rollins to Dale L. Rollins and Wendy B. Gogan of even date and to be recorded concurrently herewith in the Kennebec County Registry of Deeds.

Witness my hand and seal this 12th day of August, 2003.

Signed, Sealed and Delivered  
in the presence of

  
Witness


  
Dale L. Rollins

State of Maine  
County of Kennebec

Dated: August 12, 2003

Personally appeared the above named **Dale L. Rollins** and acknowledged the above instrument to be his free act and deed.

Before me,

  
Alton C. Stevens, Attorney at Law

RECEIVED KENNEBEC SS.

2003 AUG 15 AM 9:00

ATTEST:   
REGISTER OF DEEDS